

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 18-02465

Interstate Abstract

Print Date & Time: 08/24/2018 08:42 AM

Officer/Escrow Officer:

1458 County Line Rd, Unit H
Huntingdon Valley, PA 19006

Settlement Location: 1458 County Line Rd, Unit H, Huntingdon Valley, PA 19006

Property Address: 1515 South 53rd Street, Philadelphia, PA 19143

Buyer: MARQUITA S. JOHNSON-COLBERT

Seller: DEIDRE WOOD

Lender: MERIDIAN BANK ISAOA/ATIMA

Settlement Date: 8/30/2018

Disbursement Date: 8/30/2018

Additional dates per state requirements:

| Seller | | Description | Borrower/Buyer | |
|------------|-------------|---|----------------|-------------|
| Debit | Credit | | Debit | Credit |
| | | Financial | | |
| | \$60,000.00 | Sales Price of Property | \$60,000.00 | |
| | | Deposit | | \$500.00 |
| | | Loan Amount | | \$58,913.00 |
| \$3,600.00 | | Seller Credit | | \$3,600.00 |
| | | Prorations/Adjustments | | |
| | | City/Town Taxes from 8/30/2018 to 12/31/2018 | \$67.95 | |
| | \$67.95 | City/Town Taxes from 8/30/2018 to 12/31/2018 | | |
| | | Loan Charges to MERIDIAN BANK ISAOA/ATIMA | | |
| | | Lender Credits to MERIDIAN BANK ISAOA/ATIMA | \$(285.00) | |
| | | Other Loan Charges | | |
| | | Processing Fee | \$570.00 | |
| | | Underwriting | \$425.00 | |
| | | Appraisal fee to Olde City Lending: \$500.00 POC-Borrower | | |
| | | Credit Report to Credit Plus | \$84.51 | |
| | | Flood Certification to Corelogic | \$11.50 | |
| | | Mortgage Insurance to HUD | \$1,013.25 | |

| Seller | | Description | Borrower/Buyer | |
|-------------|--------|--|----------------|----------|
| Debit | Credit | | Debit | Credit |
| | | Reinspection Fee to Olde City Lending Solutions | \$160.00 | |
| | | Reinspection Fee to Olde city Lending | \$100.00 | |
| | | COURIER FEE to Interstate Abstract | \$15.50 | |
| | | ELECTRONIC DOCUMENT DELIVERY FEE to Interstate Abstract | \$69.00 | |
| \$30.00 | | NOTARY FEE | \$30.00 | |
| | | WIRE FEE to Interstate Abstract | \$36.00 | |
| | | Prepaid Interest to MERIDIAN BANK ISAOA/ATIMA | \$15.74 | |
| | | | | |
| | | Impounds | | |
| | | Aggregate Adjustment | | \$315.10 |
| | | Homeowner's Insurance 3 mo @ \$ 85.33/mo | \$255.99 | |
| | | Property Taxes 8 mo @ \$ 63.02/mo | \$504.16 | |
| | | | | |
| | | Title Charges & Escrow / Settlement Charges | | |
| | | Lender's Policy with WFG NATIONAL TITLE INSURANCE COMPANY 100 No Viol \$50.00 \$50.00 Buyer 300 Survey \$50.00 \$50.00 Buyer 900 EPL-Res \$50.00 \$50.00 Buyer Closing ProtecLtr \$125.00 \$125.00 Buyer | \$1,042.93 | |
| | | Owner's Policy with WFG NATIONAL TITLE INSURANCE COMPANY | \$6.27 | |
| | | | | |
| | | Commission | | |
| \$3,000.00 | | Real Estate Commission Buyers Broker to REALTY MARK CITYSCAPE | | |
| | | | | |
| | | Government Recording and Transfer Charges | | |
| \$300.00 | | State Tax/stamps to Commonwealth of Pennsylvania | \$300.00 | |
| | | First Front Door | \$226.75 | |
| | | MORTGAGE to City of Philadelphia | \$226.75 | |
| | | DEED to City of Philadelphia | \$256.75 | |
| \$983.40 | | City/County tax/stamps to City of Philadelphia | \$983.40 | |
| | | | | |
| | | Payoff(s) | | |
| \$33,089.41 | | Lender: Payoff of First Mortgage Loan to DITECH FINANCIAL LLC, ISAOA/ATIMA Principal Balance as of 8/30/2018 \$33,089.41 Interest on Payoff Loan: 0 days @ \$0.00/day for \$0.00 | | |

| Seller | | Description | Borrower/Buyer | |
|-------------|-------------|--|----------------|-------------|
| Debit | Credit | | Debit | Credit |
| | | Miscellaneous | | |
| | | Homeowner's Insurance Premium to Allstate | \$1,023.95 | |
| \$636.02 | | Water Bill LR 644 to Water Revenue Bureau | | |
| \$3,423.66 | | Judgment Payoff to City of Philadelphia | | |
| \$2,752.00 | | Municipal Lien 100531444 | | |
| \$425.00 | | REAL ESTATE CONVEYANCE FEE to REALTY MARK CITYSCAPE | \$795.00 | |
| \$100.00 | | WATER FINAL READING to Water Revenue Bureau | | |
| \$212.00 | | 2018 REAL ESTATE TAXES to City of Philadelphia Dept of Revenue | | |
| \$125.00 | | Deed Prep | | |
| | | Home Warranty to First American | \$1,050.00 | |
| | | Firstfront Door | | \$5,000.00 |
| | | | | |
| Seller | | Description | Borrower/Buyer | |
| Debit | Credit | | Debit | Credit |
| \$48,676.49 | \$60,067.95 | Subtotals | \$68,985.40 | \$68,328.10 |
| | | Due From Borrower | | \$657.30 |
| \$11,391.46 | | Due To Seller | | |
| \$60,067.95 | \$60,067.95 | Totals | \$68,985.40 | \$68,985.40 |

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Interstate Abstract to cause the funds to be disbursed in accordance with this statement.

MARQUITA S. JOHNSON-COLBERT

DEIDRE WOOD

Escrow Officer